

**SPECIAL REDEVELOPMENT AGENCY MEETING
APRIL 19, 2005**

The meeting called to order as the City Council at 10:05 a.m. by Mayor Murphy.

Roll Call Peters, Zucchet, Atkins, Young, Maienschein,
 Fyre, Madaffer, Inzunza, and Mayor Murphy

Bruce Herring, Deputy City Manager
Leslie J. Girard, City Attorney
Prescilla Duggard, City Attorney
Joyce Lane, City Clerk

Mayor Murphy recessed the meeting at 11:28 a.m. for the purpose of a break. The meeting was reconvened by Mayor Murphy at 11:37 a.m. with all Council Members present.

The meeting adjourned as the City Council at 12:00 p.m. to reconvene at 2:00 p.m.

The meeting reconvened as the City Council at 2:10 p.m. with all Council Members present.

The meeting adjourned as the City Council at 2:14 p.m.

The meeting reconvened as the Housing Authority at 2:14 p.m.

The meeting adjourned as the Housing Authority at 2:18 p.m.

The meeting reconvened as the Redevelopment Agency at 2:18 p.m. by Chair Murphy with all Agency Members present.

Adoption

2. **India Street Phase II Improvements-Amendment to the authorized amount Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project. (District 2)**

(RA 2005-119)

Approve an increase to the authorized amount to the India Street Phase II Improvements Amendment in an amount not to exceed \$947,707-the total amount not to exceed \$2,672,721.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-APRIL 19, 2005

Adoption

2. **India Street Phase II Improvements-Amendment to the authorized amount Little Italy Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project. (District 2)** (Continued)

See Centre City Development Corporation Report no. CCDC-05-07, dated, April 13, 2005.

Staff: John Anderson 533-7140

Atty: Rachel Witt

Motion by Member Zucchet to approve
Second by Member Madaffer

Redevelopment Agency Resolution number R-03892.

3. **Funding for the New Downtown Main Library-East Village Redevelopment District-Expansion Sub Area-Centre City Redevelopment Project. (District 2)**

(RA 2005-117)

Subitem A. Authorize the use of tax increment to assist funding the construction of the new Downtown Main Library up to a total amount of \$80 million accepting the Declaration of Intent by Centre City Development Corporation.

Subitem B. Make certain determinations and findings that the library is of benefit to the project or immediate neighborhood; that there is no other reasonable means of financing the project; that the payment of funds by the agency for the cost related to the library will assist in the elimination of one or more blighting conditions and the expenditure is consistent with the Implementation Plan of the Centre City Redevelopment Project; and that the agency agrees to assist in the funding the construction of the library.

See Centre City Development Corporation Report nos. CCDC-05-17 and CCDC-05-07, dated, April 13, 2005.

Council Companion Item no. 336

Staff: Frank Alessi 533-7130

Atty: Rachel H. Witt

Auditor Certificate Number: AC 2500883

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-APRIL 19, 2005

Adoption

3. **Funding for the New Downtown Main Library-East Village Redevelopment District-Expansion Sub Area-Centre City Redevelopment Project. (District 2)**

(Continued)

Frank Alessi, CCDC, presented staff reports and slide presentation for Redevelopment Agency Item numbers 3 and 4; and Council Companion Item numbers 336 and 337.

Public testimony in opposition by Tim Holmberg, Robert Magness, Mel Shapiro, and Edward Teyssler.

Public testimony in favor by Steve Burton, Paul Chacon, Howard Blackson, Gary Smith, Amy Hale-Janeke, Mel Katz, Larry Marshall, Cecily McEuen, Joy Sunyata, Alberta Waggoner, and Les Williamson.

Motion by Member Madaffer to approve (with Fyre in opposition)

Second by Member Inzunza

Vote: 8-1

Redevelopment Agency Resolution number R-03893; and City Council Resolution number R-300358.

4. **Funding for the New Downtown Main Library-East Village Redevelopment District-Expansion Sub Area-Centre City Redevelopment Project-Joint Public Hearing (District 2)**

(RA 2005-128)

1) Authorize the expenditure of \$2,762,789 consisting of the following contracts:

Subitem A. Authorize the expenditure of \$2,085,500 from Fund Number 98808, San Diego Downtown Main Library for a Sixth Amendment to Agreement with a Joint Venture between Rob Wellington Quigley Architects, Inc., and Tucker Sadler Nobel Castro Architects, Inc. for the design of the San Diego Main Library.

Subitem B. Authorize the expenditure of \$444,640 from Fund Number 98808, San Diego Downtown Main Library for a First Amendment to Agreement with Turner Construction Company for Pre-Construction Services related to the design of San Diego Main Library.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-APRIL 19, 2005

Adoption

4. Funding for the New Downtown Main Library-East Village Redevelopment District-Expansion Sub Area-Centre City Redevelopment Project-Joint Public Hearing (District 2)

(Continued)

Subitem C. Authorize the expenditure of \$66,338 from Fund Number 98808, San Diego Downtown Main Library for a First Amendment to Agreement with WRISC, Inc. for Professional Services related to the insurance program for the construction of the San Diego Main Library.

Subitem D. Authorize the expenditure of \$166,320 from Fund Number 98808, San Diego Downtown Main Library for a Second Amendment to Agreement with a Bechard and Associates for LEEDS related Professional Services necessary for the design of the San Diego Main Library.

2) Acknowledge that the above agreements are administrated by the City of San Diego.

3) Authorizing additional expenditures for project related expenditures up to \$3,737,202 for a total of \$6.5 million of Agency tax increment, Fund Number 98808, San Diego Downtown Main Library.

Engineering and Capital Projects.

Council Companion Item no. 337.

Staff: Darren Greenhalgh 533-3104

Afshin Oskoui 533-3102

Atty: Rachel H. Witt

Auditor Certificate Numbers: AC 2500889, 2500890, 2500891, 2500892,
AC 25000893

Motion by Member Madaffer to approve (with Fyre in opposition)

Second by Member Inzunza

Vote: 8-1

Redevelopment Agency Resolution number R-03894; and City Council Resolution number R-300359.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-APRIL 19, 2005

Chair Murphy adjourned the meeting at 4:00 p.m. for the purpose of a break.

The meeting reconvened as the Council at 4:15 p.m. with all Council Members present.

The adjourned as the City Council at 5:36 p.m. for the purpose of a break

The meeting reconvened as the City Council at 5:55 p.m. with all Council Members present.

The meeting adjourned as the City Council at 5:56 p.m.

The meeting reconvened as the Housing Authority at 5:56 p.m.

The meeting adjourned as the Housing Authority at 5:56 p.m.

The meeting reconvened as the Redevelopment Agency at 5:56 p.m.

Adoption

1. **Sixth & K Parkade Garage-L Street Frontage Change of Use East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project. (District 2)**

(RA 2005-118)

Approve the amendment to Grant of Reciprocal Easements and Access Rights between the Agency and San Diego Ballpark Hotel Company, LLC (The "Omni Hotel Developer") to provide for the change of use of the L Street Frontage of Sixth and K Parkade Garage and to modify the terms for relocating the basement level parking easement in the event the agency elects to redevelop the parkade site.

See Centre City Development Corporation Report no. CCDC-05-14, dated, April 13, 2005.

Staff: Pamela Hamilton 533-7114

Atty: Rachel Witt

Motion by Member Madaffer to approve (with Fyre in opposition)

Second by Member Inzunza

Vote: 8-1

Redevelopment Agency Resolution number R-03895.

SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES-APRIL 19, 2005

Adjournment

The meeting adjourned as the Redevelopment Agency at 5:57 p.m.

Charles G. Abdelnour, Secretary Redevelopment Agency
of the City of San Diego
(jis)